

ORDINANCE NO. 2065

AN ORDINANCE ADOPTING DEVELOPMENT REGULATION AMENDMENTS TO, SELAH MUNICIPAL CODE TITLE 10 ZONING

WHEREAS, the Planning Commission of the City of Selah has considered certain amendments to Selah Municipal Code (SMC) Title 10 Zoning pertaining to regulation of land use and development in the City of Selah allowing for: 1. Additions to Table 10.28A Permitted, Administrative and Conditional Uses, which adds new land uses (business and industrial classifications) to the city's commercial and industrial zoning districts; and 2. Changes to Selah Municipal Code 10.34 Off-Street Parking and Loading updating the City of Selah's Table 34-1 Parking spaces required to be consistent with the industry standards of the Institute of Transportation Engineers Parking Generation Manual 4th Edition as more specifically detailed in Attachment "A"; and

WHEREAS, Chapter 43.21C RCW, the State Environmental Policy Act (SEPA) requires the City of Selah to conduct environmental review of the amended development regulations; and,

WHEREAS, the City of Selah conducted SEPA review on the proposed amendments which concluded with the issuance of a Determination of Non-Significance on December 15, 2018, which was not appealed during the following five day appeal period; and

WHEREAS, the proposed development amendment amendments were made available for review on the City of Selah's website; and,

WHEREAS, the Planning Commission has held two study sessions on the proposed amendments on May 1, 2018, and May 15, 2018 where the public had early opportunity to comment and participate in the development of the draft regulations; and

WHEREAS, the Planning Commission held its required open record public hearing on December 18, 2018, pursuant to notice, and has received and considered all evidence and testimony presented; and

WHEREAS, public notice of the public hearings were published in the official newspaper a minimum of 10-days prior to the Planning Commission's public hearings on November 30, 2018; and,

WHEREAS, all persons desiring to either provide written testimony or speak for or against or in relation to the proposed development regulation amendments at the public hearings held by the Planning Commission on December 18, 2018, were given a full and complete opportunity to be heard; and,

WHEREAS, the Planning Commission, having conducted such public hearing, found,

determined and recommended that the City Council approve such amendments; and

WHEREAS, the City Council of the City of Selah, having considered the record herein and the recommendation from the Planning Commission, hereby finds and determines that approval of such amendments is in the best interests of residents of the City of Selah and will promote the general health, safety and welfare; therefore

NOW THEREFORE BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF SELAH:

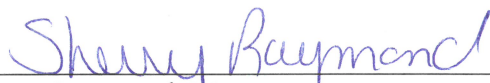
Section 1. Findings and Conclusions. The City Council bases its findings and conclusions on the entire record of testimony and exhibits, including the recommendation of the Planning Commission and all written and oral testimony before the City Council and further adopts the Planning Commission's findings as its own.

Section 2. Title 10 Zoning, is hereby amended as set forth in Exhibit "A":

Section 3. Severability/Validity. The provisions of this ordinance are declared separate and severable. If any section, paragraph, subsection, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this ordinance. The City Council hereby declares that they would have passed this ordinance and each section, paragraph, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, paragraphs, clauses or phrases were unconstitutional or invalid.

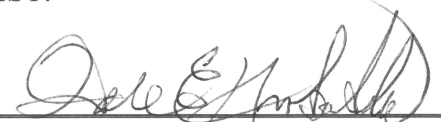
Section 4. Effective Date. This ordinance shall be in full force and effect 5 days after its passage and publication as required by law.

Done this 8th day of January 2019.



Sherry Raymond, Mayor

ATTEST:



Dale E. Novobielski, Clerk-Treasurer

APPROVED AS TO FORM:



Robert Noe, City Attorney

Attachment "A"

Table 10.28A-1 Permitted, Administrative and Conditional Uses

See Section [10.06.020](#) for an explanation of Use Categories

Permitted Uses By Zoning District	LDSF	R-1	R-2	R-3	B-1	B-2	M-1
Agriculture							
Agriculture*, Horticulture, General Farming (not feedlots* and stockyards)	1						1
Agricultural buildings* used to house livestock (See 10.28.040[a])	1	2					1
Agricultural Chemical Sales & Storage							1
Agricultural Market*						2	1
Agricultural stands* (See 10.28.040[b])	2	2				1	1
Agricultural Related Industries*	3						1
Aquaculture*	2						1
Concentrated Feeding Operation*							2
Floriculture*	1						1
Fruit Bin Sales/Storage	3						1
Winery/Brewery Resort/Destination – On-site agricultural production*	2	3					3
Amusement and Recreation							
Athletic Club*						1	3
Bowling Alley						1	3
Campground	3						3
Game Rooms*, Card Rooms, Electronic Game Rooms*						1	
Golf Courses, Golf Driving Ranges, Clubhouses	3						3
Gymnasiums, Exercise Facilities						1	2
Health/Fitness Club					2	1	3
Speedways, Go-Kart Tracks (See 10.28.040[d])	3					2	2
Miniature Golf Courses						1	
Movie Theaters, Auditoriums, Exhibition Halls						1	
Multi-Purpose Recreational Facility*						2	2
Parks* (Public/Private) Passive	1	2	2	2	1	1	1
Active	2	2	2	2	2	2	2

Ice Skating, Roller Skating, Skate Board Rinks						1	
Recreational Vehicle Park/Campground* (See 10.28.040(c))	3					1	3
Sports Facility (Indoor)						1	2
Social Card Rooms*						3	
Permitted Uses By Zoning District	LDSF	R-1	R-2	R-3	B-1	B-2	M-1
Community Services							
Cemetery, Mausoleums and Columbarium	3	3					
Churches, Synagogues, Temples	2	2	2	1	1	1	2
Community Center, Meeting Halls, Fraternal Organizations*	2	2	2	1	1	1	2
Community Center Recreational*	3	3	3	2	3	1	2
Convalescent and Nursing Home*			3	1	1	1	
Child/Adult Daycare Facilities*: (greater than six but fewer than thirteen children or adults)	2	2	2	2	3	3	
Child/Adult Daycare Center*: (greater than twelve children or adults)	3	3	3	3	3	3	
Ambulance services					1	1	
Family Home Services*	3	3	3	3	3	3	
Funeral homes					1	1	
Hospitals*						1	3
Correction facilities							3
Libraries, Museums, Art galleries	3	3	3	2	1	1	
Municipal buildings (fire and police stations, city hall, municipal maintenance facilities, other municipal buildings)	3	3	3	3	3	1	1
Schools: Elementary, Middle, Intermediate and High Schools*	3	3	3	3	3	3	
Business and Vocation*, Community colleges					2	2	2
Waste water lagoon and/or spray field	3						3
Manufacturing							
Agricultural Product Support*						2	1
Automotive or recreational vehicle parts of any type						2	1
Apparel and accessories						2	1

Bakery products (wholesale)						1	1
Beverage industry*						2	1
Canning, preserving and/or packaging of fruits, vegetables or other food items							1
Asphalt, cement and/or concrete plants							3
Chemicals (agricultural, industrial, medical, wood)							3
Concrete, gypsum and/or plaster products							3
Confectionery and related products (wholesale)						1	1
Cutlery, hand tools and general hardware						3	1
Pharmaceuticals						2	1
Electrical transmission and distribution equipment						2	1
Community Center, Meeting Halls, Fraternal Organizations*	2	2	2	1	1	1	2
Electronic components and/or accessories						2	1
Engineering, medical, optical, dental and scientific instruments						2	1
Fabricated metal or wood structural components						3	1
Food processing						3	1
Furniture, custom cabinet and/or woodworking shops						2	1
Glass, pottery and related products						2	1
Manufacturing							
Grain mill products						3	1
Heating, air conditioning, wood stoves							1
Leather products						3	1
Leather tanning and finishing						3	1
Machinery and/or equipment not previously listed						2	1
Meat, poultry and/or dairy products							1
Containers – Paperboard, metal, plastic						3	1
Paints, varnishes, lacquers, enamels and allied products							1

Plastic products (other than containers)							1
Printing, publishing and binding (mass printing)						1	1
Recycling, Drop Off/Processing Center						3	1
Sawmill, planing mill, prefabricated structural wood products and containers (pallets, bins)							3
Sheet metal and welding shops						3	1
Sign Manufacturing and Product Assembly*						1	1
Stone products (includes finishing of monuments for retail sale)						2	1
Transportation and recreational equipment						3	1
Woodworking (cabinets, shelves, etc.)						2	1
Permitted Uses By Zoning District	LDSF	R-1	R-2	R-3	B-1	B-2	M-1
Mining/ Refining/ Off-Site Hazardous Waste Treatment							
Asphalt, roofing material manufacture, rock crushing							3
Mining*, including sand and gravel pits							3
Off-site hazardous waste treatment and storage facilities*						3	3
Residential							
Accessory structure, use or building*	1	1	1	1	1	1	1
Converted Dwelling*	3	3	2	2		2	
Detached single-family dwelling*	1	1	1	1			
Manufactured home*/ Mobile home* (See 10.08.140)	2			2			
Two-family dwelling (duplex)* (See 10.28.040[l])		1(l)	1	1			
Manufactured home parks* (See 10.28.040[e])				3			
Multiple-family dwelling*:							
0 – 5 DUA			2	1		2	
6 – 12 DUA			2	1		2	
12 DUA			3	1		2	
Mixed Use Building*				3	1	1	
Retirement Home/Apartments	3		2	1			

Home occupations* (See 10.28.040[j])							
Minor Home Occupations* (See 10.28.040[j])	1	1	1	1	1	1	
Major Home Occupations* (See 10.28.040[j])	2	2	2	2	2	1	
Planned Development*	1	1	1	1			
Permitted Uses By Zoning District	LDSF	R-1	R-2	R-3	B-1	B-2	M-1
Retail Trade and Services							
Addressing, mailing and stenographic services					1	1	
Adult business*						3	
Advertising agencies					1	1	
Agricultural Chemical Sales and Storage						2	2
Animal clinic/hospital*					2	1	1
Animal Training/Pet Daycare*						1	1
Artist's supplies						1	
Auction houses*						2	1
Automotive, truck, mobile/manufactured home and recreational vehicle sales*						1	1
Automotive: Car wash/Detailing					2	1	2
Parking lot and garages						1	
Maintenance and repair shops						1	1
Paint and body repair shops						2	1
Parts and accessories (Tires, batteries, etc.)						1	1
Specialized repair shops (Radiator, engine, etc.)						2	1
Towing services						1	1
Winery/Brewery Basic*					1	1	1
Winery/Brewery Resort/Destination – No on-site agricultural production*	3	3					3
Wrecking and dismantling yard*							3
Bail Bonds					1	1	2
Bed and breakfast inn* (See 10.28.040[g])	2	3			2	1	
Boats and marine accessories						1	1
Building and trade (e.g. plumbing, heating, electrical, painting, etc.)						1	1
Butcher shop						1	1

Coffee Shop (without drive thru)					2	1	2
Commercial Services*						1	2
Convenience Market (with or without gas pumps)						1	1
Delicatessen					1	1	
Espresso stands					2	1	2
Farm and implement, tool and heavy construction equipment						1	1
Farm supplies						1	1
Financial institutions					1	1	3
Fuel Oil Distributors						3	1
Florist (outside display and storage)					1	1	3
Fuel distributors						2	1
Furniture, home furnishings, appliances						1	3
General hardware, garden equipment and supplies						1	1
General Retail Sales (not otherwise regulated)*						1	3
Hair care					1	1	
Heating and plumbing equipment store						1	1
Heavy equipment storage*, maintenance and/or repair						2	1
Kennels* (See 10.28.040[j])	3					1	2
Laundries, Laundromats and dry cleaning plants						1	1
Liquor and wine stores						1	
Locksmiths and Gunsmiths						1	1
Lumber yards						1	1
Manufactured Home and Travel Trailer Sales						3	1
Massage Therapy/Spa*					1	1	
Mixed Use Buildings Residential/Commercial				2	1	1	3
Motels* and hotels*						1	
Night Clubs/Dance Establishments						1	3
Nursery*	2					1	1
Offices and Clinics					1	1	3

Office Contractor Building and Trade (Plumbing, Heating, Electrical, and Painting)					1	1	1
Pawn Broker						2	1
Radio/T.V. studio					2	1	2
Recycling Drop-Off Center*						2	1
Rental: Auto, Truck, Trailer, Fleet Leasing Services with Storage						1	1
Rental: Heavy Equipment (except automotive) with Storage							1
Rental: Heavy Equipment (except automotive) with Storage							1
Repair services: small appliances, TV's, business machines, watches, etc.						1	1
Re-upholstery and furniture						1	1
Small engine and garden equipment						1	1
Welding						1	1
Restaurants, cafes, drive-in eating facilities					1	1	3
Seamstress Tailor					1	1	3
Service stations* and fuel sales						1	1
Shooting ranges						3	1
Signs. Printed, Painted or Carved						2	1
Tavern or bar*						2	1
Technical Equipment Sales						1	1
Truck stops, truck service stations and shops						2	1
Waste material processing and junk handling*							
Junk handling							1
Recycling							1
Waste material processing							1
Transportation							
Bus and taxicab terminals, dispatch office, storage and maintenance facilities						1	1
Transportation brokerage offices*:							
No truck parking					1	1	1
With truck parking						1	1

Contract truck hauling, rental of trucks with drivers						1	1
Air, rail, truck terminals (for short term storage, office,etc.)						1	1
Railroad switch yard, maintenance and repair facilities							1
Utilities							
Communication towers* (See 10.28.040[h])	3	3	3	3	3	3	2
Refuse transfer station							3
Sewage treatment plants, wastewater lagoons and sprayfields,and bio-solid composting							1
Utility substations (electric, telephone, gas, etc.)	3	3	3	3	3	3	1
Water Reservoirs Associated with Subdivision/Planned Development	Permitted as infrastructure to support proposed Subdivision/Planned Development						
Pumping stations Associated with Subdivision/Planned Development	Permitted as infrastructure to support proposed Subdivision/Planned Development						
Water reservoirs	3	3	3	3	3	3	1
Pumping stations	3	3	3	3	1	1	1
Wholesale Trade-Storage							
Self Service or mini storage* (See 10.28.040[k])						1	1
Warehouses* and storage facilities						2	1
Wholesale trade						2	1

Chapter 10.34 OFF-STREET PARKING AND LOADING

10.34.030 General provisions.

- a. Amendment to 10.34.030 - General provisions as shown below to allow new parking standards provided for in the Institute of Transportation Engineers Parking Generation Manual, but excluded from Table 34-1 Parking spaces required, adding provisions for mixed use parking provisions, and compact parking stalls.

(f) The required front yard in the Multiple-Family Residential (R-3) zone shall not be utilized for off-street parking unless the three-foot strip nearest the front property line is landscaped and a two-foot high concrete, masonry or decorative block wall or wood fence or solid landscaping screen is provided.

(h) Requirements for a building or use not specifically listed in this schedule shall be determined by the administrative official based upon the requirements of the most current edition of the Institute of Transportation Engineers Parking Generation Manual and similar uses.

(i) In computing the number of required or available spaces to determine compliance with requirements of this section the following means of computation shall be applied:

(1) *Computation of Required Spaces.* When a building or use is planned or constructed in such a manner that a choice of parking requirements could be made the use, which requires the greatest number of parking spaces, shall govern.

(2) *Fraction.* If the number of off-street parking spaces required contains a fraction such number shall be changed to the nearest higher whole number.

(3) *Mixed Uses.* When several uses occupy a single structure or lot the total required parking spaces shall be the sum of the requirements of the individual uses, or the applicant may request that the Administrative Official utilize the

Mixed-Use/Multi-Use Parking Demand Data of the Institute of Transportation Engineers to propose a modified parking standard.

(4) *Dual Uses.* None of the provisions of this chapter shall be construed or applied so as to prevent the dual use of parking facilities for the times during which uses are not conflicting. For the purpose of computing the number of parking spaces available through the dual use of parking facilities, the following considerations, rules and regulations shall be applied:

(E) **Compact Car Parking.** For parking areas with ten or more required parking spaces, up to fifteen percent of the required number of off-street parking spaces may be designed for compact car parking. Compact spaces shall be no less than eight feet by seventeen feet and each space must be labeled individually with appropriate signage, and a durable pavement marking "Compact."

- b. Amendment of Table 34-1 Parking spaces required as shown below to add and new parking standards in accordance with the Institute of Transportation Engineers Parking Generation Manual 4th Addition.

Table 34-1 Parking spaces required.

The number of off-street parking spaces required for various uses shall not be less than as required in Table 34-1, or for uses not listed in this table the most current edition of the Institute of Transportation Engineers Parking Generation Manual:

City of Selah Zoning Ordinance, Title 10, Chapter34, Table 34-1	
Activity	Parking Standards
Agricultural Services	
Agriculturally Related Industries: Packing, Processing Plants	One space for each 300 sq. ft. of GFA
Storage Facilities	Two spaces for the first 1,000 sq. ft. of GFAGFA plus one space for each additional 3000 sq. ft. of GFAGFA

City of Selah Zoning Ordinance, Title 10, Chapter 34, Table 34-1

Activity	Parking Standards
Amusement and Recreation	
Athletic Club*	3.55 spaces per 1,000 sq. ft. of GFA
Auditoriums, Exhibition Hall	One space for each 100 sq. ft. of GFA
Billiard Hall	6.56 stalls per 1,000 sq. ft. of GFA and 2.89 stalls per billiard
Bowling Alley	5.02 spaces for each lane
Exercise Facility/Health/Fitness Club	5.27 spaces per 1,000 sq. ft. of GFA
Game Room, Card Room, Electronic Game Rooms	5.81 spaces per 1,000 sq. ft. of GFA and 0.34 spaces per gaming positions.
Golf Course	8.68 spaces per hole
Gymnasiums	One space for each 1,000 sq. ft. of GFA
Health/Fitness Club*	5.27 spaces per 1,000 sq. ft. of GFA
Horse Racing Track, Speedway, Grandstands	One space for each three fixed seats or 54 inches of bench seating
Ice Skating, Roller Skating, Skate Boarding (indoor)	sq. ft. 5.8 spaces per 1,000 of GFA
Movie Theater (see ITE Parking Generation Manual for Multiplex Movie Theater*)	.26 spaces per seat
Multi-Purpose Recreational Facility*	1.78 spaces per golf hole; and 10.67 spaces per 1,000 sq. ft. of GFA; and 16.00 spaces per acre
Park: City (10 acres or less)	2.80 spaces per acre
Park: City (more than 10 acres)	5.10 spaces per acre
Soccer Complex	58.80 spaces per field

City of Selah Zoning Ordinance, Title 10, Chapter 34, Table 34-1

Activity	Parking Standards
Swimming Pools	One space for each 150 sq. ft. of water surface area
Tennis Courts Indoor and Outdoor (outside of a park or multipurpose recreational center)	3.56 spaces per court
Water Slide Park	84.5 spaces per acre
Community Services	
Churches, Synagogues, and Temples	sq. ft. 8.37 spaces per 1,000 sq. ft. of GFA
College Community	0.18 spaces per student
College University	0.22 spaces per student
Community Center Recreational*	3.20 Vehicles per 1,000 sq. ft. of GFA
Convalescent, Adult Care Center, Nursing and Group Homes	0.35 spaces per bed
Convention Center	0.44 spaces * maximum occupant load
Fire and Police Stations	One space for each 200 sq. ft. of GFA
Halfway House (detention center)	One space for each two beds
Hospital	3.95 spaces per 1,000 sq. ft. of GFA
Schools: Elementary	0.17 spaces per student. Parking for schools shall be determined at the time of construction and shall be based upon maximum occupancy of the structure(s). Any additional construction or placement of portables shall require recalculation of the maximum occupancy and the addition of parking stalls accordingly.

City of Selah Zoning Ordinance, Title 10, Chapter 34, Table 34-1

Activity	Parking Standards
Schools: High School	0.09 spaces per student (see note above for calculation of parking stalls)
Schools: Middle/Junior High	0.09 spaces per student (see note above for calculation of parking stalls)
Schools: Private School (K-12)	0.40 spaces per student
Juvenile Detention Center	One and a half spaces for each bed
Mosque	17.32 spaces per 1,000 sq. ft. of GFA
Museums, Art Galleries	sq. ft. 1.32 spaces per 1,000 sq. ft. of GFA
Preschools, Child Care Centers	3.16 spaces per 1,000 sq. ft. of GFA
Libraries	2.61 spaces per 1,000 sq. ft. of GFA
Vocational Schools	One space for each 400 sq. ft. of GFA
Light Industrial Uses (not otherwise provided in this table)	
General Light Industrial	0.75 spaces per 1,000 sq. ft. of GFA
Industrial Park	1.27 spaces per 1,000 sq. ft. of GFA
Manufacturing (Mass Production)	
Manufacturing	1.02 spaces per 1,000 sq. ft. of GFA
Residential	
Assisted Living	0.41 per dwelling unit
Continuing Care Retirement Community	1.0 spaces per dwelling
Single-Family Dwelling	Three spaces
Two-Family Dwelling	Six spaces

City of Selah Zoning Ordinance, Title 10, Chapter 34, Table 34-1

Activity	Parking Standards
Multiple-Family Dwellings:	
Three to Four Units	2 spaces per dwelling unit
Five Units	2 spaces per dwelling unit
Six Units or More	2 spaces per dwelling unit
Retirement home	One space for each dwelling unit
Retail Trade and Services	
Addressing, Mailing and Stenographic Services	One space for each 300 sq. ft. of GFA
Advertising Agencies	One space for each 300 sq. ft. of GFA
Animal Hospital/Veterinary Clinic	1.6 spaces per 1,000 sq. ft. of GFA and 1.4 vehicles per employee
Apparel/Clothing Store	2.13 spaces per 1,000 sq. ft. of GFA
Automobile, Truck, Mobile/Manufactured Home, Recreational Vehicle Sales	One space for each 500 sq. ft. of showroom and one space for each 1,000 sq. ft. of retail sales floor area
Automotive: Automobile Maintenance and Service Shop	Two spaces per service area including work bays
Automotive: Car Wash	Six spaces per wash bay
Automotive: Parts and Accessories	2.25 spaces per 1,000 sq. ft. of GFA
Automotive: Car Wash, Self-Service	One space for each 1,000 sq. ft. of GFA
Automotive: Paint and Body Shops	Two space per service area including work bays
Automotive: Specialized repair shop (brakes, radiator, etc)	Two space per service area including work bays

City of Selah Zoning Ordinance, Title 10, Chapter 34, Table 34-1

Activity	Parking Standards
Automotive: Tire Store	4.17 spaces per 1,000 sq. ft. of GFA
Automotive: Wrecking and dismantling	One space for each 500 sq. ft. of GFA
Bank/Financial Institution	One space for each 200 sq. ft. of GFA
Bank/Financial Institution Drive-in	4.00 stalls per 1,000 sq. ft. of GFA
Beauty and barber shops	One space for each 75 sq. ft. of GFA
Bed and breakfast inn	One space for each guest room
Book Store	0.89 spaces per 1,000 sq. ft. of GFA
Building and Contractors Office	One space for each 800 sq. ft. of GFA
Carpet Store	1.79 spaces per 1,000 sq. ft. of GFA
Coffee/Donut Shop (without drive-through window)	14.44 spaces per 1,000 sq. ft. of GFA
Coffee/Donut Shop (with drive-through window)	10.40 spaces per 1,000 sq. ft. of GFA
Copy, Print and Express Shipping Store	3.00 spaces per 1,000 sq. ft. of GFA
Convenience Market*	3.11 spaces per 1,000 sq. ft. of GFA
Convenience Market (with gas pumps)	8.38 spaces per 1,000 sq. ft. of GFA
Discount Club*	2.90 spaces per 1,000 sq. ft. of GFA
Drug Store with Drive-Through Window	2.39 spaces per 1,000 sq. ft. of GFA
Drug Stores without Drive-Through Window	2.94 spaces per 1,000 sq. ft. of GFA
Dry Cleaners	1.40 stalls per 1,000 sq. ft. of GFA
Electronics Store	3.03 spaces per 1,000 sq. ft. of GFA
Farm supplies	One space for each 800 sq. ft. of GFA

City of Selah Zoning Ordinance, Title 10, Chapter 34, Table 34-1

Activity	Parking Standards
Furniture, home furnishings, appliances	1.04 spaces per 1,000 sq. ft. of GFA
Sporting Goods Store	1.78 spaces per 1,000 sq. ft. of GFA
Home Improvement Store	3.19 stalls per 1,000 sq. ft. of GFA
Heating, air conditioning, plumbing equipment store	One space for each 400 sq. ft. of GFA
Heavy equipment, farm equipment sales and repair	One space for each 300 sq. ft. of GFA
Hotel	1.20 spaces per room
Hotel: Business	.66 spaces per room
Hotel: Resort	1.29 spaces per room
Household appliances, furniture, small engine, TV repair	One space for each 300 sq. ft. of GFA
Liquor store	2.98 spaces per 1,000 sq. ft. of GFA
Lumber Yard/Building Materials	One space for each 400 sq. ft. of GFA of structure and storage area
Nursery	One space for each 400 sq. ft. of structure and permanent outside display and sales area
Medical: Dental Laboratories and Offices	3.20 spaces per 1,000 sq. ft. of GFA
Medical: Surgery Center	5.67 per operating room
Medical: Clinics	4.94 spaces per 1,000 sq. ft. of GFA
Motels	0.71 spaces per room

City of Selah Zoning Ordinance, Title 10, Chapter 34, Table 34-1

Activity	Parking Standards
Multiple Use Shopping Center: Two or more structures or uses within an single-building with shared parking:	4.67 spaces per 1,000 sq. ft. of GFA
Office Supply Store	0.61 spaces per 1,000 sq. ft. of GFA
Paint, glass and wallpaper store	One space for each 400 sq. ft. of GFA
Pet Supply Store	1.17 spaces per 1,000 sq. ft. of GFA
Post Office	33.20 spaces per 1,000 sq. ft. of GFA and 2.01 spaces per employee
Professional office building for accountants, attorneys, engineers, government, etc.	4.15spaces per 1,000 sq. ft. of GFA
Radio/TV Studios and Offices	One space for each 300 sq. ft. of GFA
Real Estate Office	One space for each 200 sq. ft. of GFA
Residential Mini-Storage	One space for each 300 sq. ft. of GFA of office space
Restaurant, Cafe (sit down)	16.41 spaces per 1,000 sq. ft. of GFA
Restaurant Fast-Food (without drive-through window)	12.40 spaces per 1,000 sq. ft. of GFA
Restaurant Fast-Food (with drive-through window)	9.98 spaces per 1,000 sq. ft. of GFA
Retail service establishments listed or not listed in Chapter 10.28, Table A but not listed in this table	One space for each 300 sq. ft. of GFA
Retail trade establishments listed in or not listed in Chapter 10.28, Table A but not listed in this table	

City of Selah Zoning Ordinance, Title 10, Chapter 34, Table 34-1

Activity	Parking Standards
Less than 4,000 sq. ft. of GFA	One space for each 300 sq. ft. of GFA
4,001 to 10,000 sq. ft. of GFA	One space for each 350 sq. ft. of GFA
10,001 to 25,000 sq. ft. of GFA	One space for each 400 sq. ft. of GFA
Greater than 25,000 sq. ft. of GFA	Three space for each 1,000 sq. ft. of GFA
Service Station with or without Convenience Market	0.75 spaces per fueling position
Shoe sales, repair or shine	One space for each 300 sq. ft. of GFA
Supermarket	3.92 spaces per 1,000 sq. ft. of GFA
Tavern, bar, dine-drink-dance establishments	One space for each 75 sq. ft. of GFA
Toy/ Children's Store	1.94 spaces per 1,000 sq. ft. of GFA
Waste material processing and junk handling	One space for each 500 sq. ft. of GFA
Transportation	
Bus terminal, dispatch office, storage and maintenance facility	One space for each 500 sq. ft. of GFA
Air, rail and truck terminal	One space for each 300 sq. ft. of GFA
Taxicab terminal, dispatch office, storage and maintenance facility	One space for each 300 sq. ft. of GFA
Utilities	
Utility services	One space for each 800 sq. ft. of GFA
Wholesale Trade	
Warehousing	0.51 spaces per 1,000 sq. ft. of GFA

City of Selah Zoning Ordinance, Title 10, Chapter34, Table 34-1

Activity	Parking Standards
Wholesale trade	Two space for first 1,000 sq. ft. of GFA plus one space for each additional 3000 sq. ft. of GFA

Abbreviations/Symbols: GFA – Gross Floor Area sq. ft. – Square Feet

Addition of the Following Definitions to Appendix A TO CHS. 10.02 THROUGH 10.48

Definitions

"Agricultural product support" means a business that provides a product or service intended for use in the processing, storage, preservation, or distribution of agricultural commodities. This definition does not include agricultural processing, storage, preservation, distribution, and related uses.

"Athletic Club" means a privately owned facility that offers comprehensive athletic facilities. These facilities typically have one or more of the following: tennis, racquetball, squash, handball, basketball and volleyball courts; swimming pools; whirlpools; saunas; spas; exercise and weight rooms. They often offer diverse, competitive team sport activities and social facilities. These facilities are membership clubs that may allow access to the public for a fee.

"Beverage industries" means the production, processing, and/or packaging of milk, soft drinks, beer, wine, fruit juices and other drinks.

"Campground" means an area or tract of land upon which two or more campsites are located, established or maintained for occupancy by individuals using tents, or camping quarters other than recreational vehicles as temporary living quarters for recreation, education or vacation purposes.

"Commercial services" means technical services and specialized care services such as lawn and garden care and delivery services, except as otherwise regulated.

"Community center" means a facility owned and operated by a public agency or nonprofit corporation, provided the principal use of the facility is for public assistance, community improvement, or public assembly.

"Community Center Recreational" means a recreational community center that is a stand-alone public facility similar to and including YMCAs. These facilities often include classes and clubs for adults and children; a daycare or nursery school; meeting rooms; swimming pools and whirlpools; saunas; tennis, racquetball, handball, basketball and volley ball courts; outdoor athletic field/courts; exercise

classes; weightlifting and gymnastics equipment; locker rooms; and a restaurant or snack bar. Public access is typically allowed but a fee may be charged.

“Concentrated animal feeding operation” means a structure or pens for the concentrated feeding or holding of animals or poultry, including, but not limited to, horses, cattle, sheep or swine. This definition includes dairy confinement areas, slaughterhouses, shipping terminal holding pens, poultry and/or egg production facilities and fur farms, but does not include animal husbandry.

“Converted dwelling” means a structure, which, due to interior alterations, has been modified to increase the number of individual dwelling units. This definition does not apply to multifamily structures constructed under the provisions of this title.

“Convenience Market” means a building not greater than four thousand square feet, which is open 24 hours per day, and sells convenience foods, newspapers, magazines and often beer and wine; they do not have gasoline pumps (see ITE Parking Generation Manual for definition of Convenience Market with gasoline pumps).

“Discount Club” means a store or warehouse where shoppers pay a membership fee in order to take advantage of discounted prices on a wide variety of items such as food, clothing, tires and appliances; many items are sold in large quantities or in bulk.

“Floriculture” means the cultivation and management of ornamental and especially flowering plants.

“General Retail Sales (not otherwise regulated)” means land uses as specified below, but are not limited to, and uses which meet the definition of retail trade.

Addressing, mailing, and stenographic services	Toy and hobby stores
Antique stores	Jewelry, watches, silverware sales and repair
Artist’s supplies	Music stores/instrument sales and repair
Bakeries	Secondhand stores
Book stores	Paint, glass and wallpaper stores
Stationery and office supplies	Pet stores and supplies/grooming
Camera and photographic supplies	Printing, photo copy service

Clothing, shoes, and accessories	Sporting goods and bicycle shops
Computer and electronic stores	Video sales/rental
Collectables (cards, coins, comics, stamps, etc.)	Gift shops
Department stores	Discount store
Drug stores and pharmacies	Variety store
Fabric and sewing supplies	Specialty shops
Florist (indoor sales only)	Small appliances
Specialty food stores	TVs, business machines, etc., sales

"Health/Fitness Club" a privately owned facility that primarily focuses on individual fitness or training. Typically, they provide exercise classes; weightlifting, fitness and gymnastics equipment; spas; locker rooms; and small restaurants or snack bars. This land use may also include ancillary and limited retail. These facilities are membership clubs that may allow access to the public for a fee.

"Massage therapy/spa" means a scientific or skillful manipulation of soft tissue for therapeutic or remedial purposes, specifically for improving muscle tone and circulation and promoting health and physical well-being. The term includes, but is not limited to, manual and mechanical procedures for the purpose of treating soft tissue only, the use of supplementary aids such as rubbing alcohol, liniments, oils, antiseptics, powders, herbal preparations, creams or lotions, procedures such as oil rubs, salt glows and hot or cold packs or other similar procedures or preparations commonly used in this practice. This term specifically excludes manipulation of the spine or articulations and excludes sexual contact.

"Meeting hall" means a private or quasi-private facility in which defined groups or organizations come together for meetings and social events. Includes private bridge club-type card rooms, grange halls, etc.

"Mixed-use building" means a building in a commercial district or planned development used partly for residential use and partly for a community facility or commercial use.

"Multiplex Movie Theater" means a movie theater consisting of audience seating, a minimum of 10 screens, a lobby and a refreshment area. The development

generally has one or more of the following amenities: digital sound, tiered stadium seating and movable or expandable walls.

"Multi-Purpose Recreational Facility" means a recreational facility containing two or more of the following land uses combined at one site: miniature golf, batting cages, video arcade, bumper boats, go-carts, and golf driving ranges. Refreshment areas may also be provided.

"Pet" means a domesticated animal kept for pleasure or as a hobby rather than utility including but not limited to: fish, dogs fewer than four, cats fewer than six, hen chickens (no roosters) fewer than five, and rabbits fewer than five.

"Pet day care" means a building or structure in which an agency, person or persons regularly provide care for pets, but not including overnight stays. Uses not meeting this definition shall be considered kennels.

"Planned development" means any development within the City of Selah Urban Growth Area approved under SMC Chapter 10.24 or previous planned development ordinance (i.e., planned residential development, planned commercial development, planned industrial development, and planned mixed-use development).

"Sign manufacturing and assembly" means the design, manufacturing, and assembly of metal-cased, thermo-formed, wooden, stone, neon, internally lit, or electronic signs.

"Social card room" means a commercial facility, or a portion thereof, open to the general public, in which house-banked social card games are played, as that term is defined by RCW 9.46.0282 (or as the same may be subsequently amended hereafter), or in which other activities occur that constitute gambling and are authorized by the Washington State Gambling Commission under RCW 9.46.070 (or as the same may be subsequently amended hereafter), to the extent that said activities include any gambling activity engaging in the use of, or associated with, slot machines (whether mechanical or electronic) or any gambling activity engaging in the use of, or associated with, any other electronic mechanism including video terminals.

"Technical equipment sales" means the sale of medical, dental, fire suppression, restaurant equipment, etc.

"Wineries/Breweries" means a winery or brewery for processing and manufacturing purposes only, with limited wholesale trade incidental to the primary use. Wineries and breweries are categorized as follows:

"Basic" does not have a commercial tasting room or restaurant;

"Resort/destination" has either a commercial tasting room or restaurant.

This type of winery or brewery is located on a site larger than five acres in size. It could typically be associated, or compatible with: high density residential, resort lodging, or a bed and breakfast;

"Retail" has either a commercial tasting room or restaurant.